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4 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION**  
5 **(PZHAC) REGULAR MEETING**  
6 **TUESDAY, JULY 13, 2021**  
7 **2:30 P.M.**  
8 **BOARD ROOM**

9  
10 **PZHAC:** Yolanda Lucero, Chairperson  
11 Gerald Nevarez, Commissioner  
12 Davie Salas, Commissioner  
13  
14 **STAFF:** Nora L Barraza, Mayor  
15 Gloria Maya, Recorder  
16  
17 **PUBLIC:** Virginia Carreon Bill Jensen  
18 Tom Hutchinson Jerene Hutchinson  
19 Larry Carrillo  
20

21 **I. PLEDGE OF ALLEGIANCE**  
22 Chairperson Lucero led the Pledge of Allegiance.  
23

24 **II. ROLL CALL AND DETERMINATION OF A QUORUM**  
25 **Roll Call:**  
26 **Chairperson Lucero, Commissioner Nevarez, Commissioner Salas.**  
27

28 **III. CHANGES/APPROVAL OF THE AGENDA**  
29 **Motion: To approve agenda, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**  
30

31 **Roll Call Vote:** Motion passed (summary: Yes =3).  
32 Chairperson Lucero Yes  
33 Commissioner Nevarez Yes  
34 Commissioner Salas Yes  
35

36 **IV. \*ACCEPTANCE OF THE CONSENT AGENDA**  
37 *Note: Items on the agenda indicated by an asterisk (\*) are on the consent agendas and*  
38 *will be voted on with one motion unless a Commissioner requests that a specific item be*  
39 *removed for discussion.*

40 **Motion: To approve consent agenda, Moved by Commissioner Nevarez, Seconded by Commissioner**  
41 **Salas.**  
42

43 **Roll Call Vote:** Motion passed (summary: Yes =3).  
44 Chairperson Lucero Yes

1 Commissioner Nevarez Yes  
2 Commissioner Salas Yes

3  
4 **A. \*ADMINISTRATIVE APPROVALS**

5 **Zoning Permit:**

- 6 1. \*2814 Snow Road – Juan Padilla – (replace a wood sliding door); A request for a zoning  
7 permit to allow the applicant to replace a wood sliding screen door on a dwelling at this  
8 address. Zoned: Rural Farm (RF) *Approved by consent agenda*  
9 2. \*1912 Calle de Santiago – Robert Tustin – (adobe repair); A request for a zoning permit  
10 to allow the repair of an adobe wall on a structure at this address. Zoned: Historical  
11 Commercial (HC) *Approved by consent agenda*  
12

13 **V. PZHAC NEW BUSINESS**

14 **B. PUBLIC INPUT ON CASES**

15 Public input shall be received at [cynthias-h@mesillanm.gov](mailto:cynthias-h@mesillanm.gov) at least one hour prior to the meeting and will be read into the record.

16 No Public Input

17 **C. DECISIONS:**

18 **Zoning Permits**

- 19 1. 2000 Happy Valley – Abbey Gallegos – (swimming pool); A request for a zoning  
20 permit to allow installation of an inground swimming pool at this address. Zoned:  
21 Rural Farm (RF)

22 Mayor Barraza reviewed application for 2000 Happy Valley; all requested and required documentation  
23 has been submitted which meets the setbacks and the allowable fence height.

24  
25 **Motion: To approve application for 2000 Happy Valley – Abbey Gallegos – (swimming pool); A request**  
26 **for a zoning permit to allow installation of an inground swimming pool at this address, Moved by**  
27 **Commissioner Nevarez, Seconded by Commissioner Salas.**

28  
29 Commissioner Nevarez asked if the fence will be around the pool and if it is the standard for the fence to 4 ft.  
30 in height.

31  
32 Mayor Barraza responded Mr. Maese requested the fence be 4 ft. in height. This application will go to CID  
33 which will follow through on the permit.

34  
35 Commissioner Nevarez stated he is concerned with the height.

36  
37 Mr. Carrillo stated the fence will be 5 ft 8 in.

38  
39 Chairperson Lucero stated there was a concern on who was doing the work and if they were licensed; asked  
40 Mr. Carrillo if he was doing the work and if he was licensed.

41  
42 Mr. Carrillo responded Ms. Gallegos is his cousin.

43  
44 Mayor Barraza stated CID will follow through on the licensure issue.

45  
46 Commissioner Nevarez stated as commissioners do we need to ask those questions.

47  
48 Commissioner Salas responded those questions are asked by CID; as commissioners we can approve  
49 application with a condition.  
50  
51

1 **Original Motion Roll Call Vote:** Motion passed (summary: Yes =3).

2 Chairperson Lucero Yes

3 Commissioner Nevarez Yes

4 Commissioner Salas Yes

5

6 **Amended Motion: To approve application for 2000 Happy Valley – Abbey Gallegos – (swimming pool);**  
7 **A request for a zoning permit to allow installation of an inground swimming pool at this address with**  
8 **conditions, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

9

10 **Amended Motion Roll Call Vote:** Motion passed (summary: Yes =3).

11 Chairperson Lucero Yes

12 Commissioner Nevarez Yes

13 Commissioner Salas Yes

14

15 2. 2405 Calle de Santiago – Virginia Carreon – (10 x 12 portable shed); A request for a  
16 zoning permit to allow the applicant to install a 120 square foot portable shed at this  
17 address. Zoned: Historical Residential (HR)

18 Mayor Barraza reviewed the application at 2405 Calle de Santiago; this does not include the fence.

19 **Motion: To approve application for 2405 Calle de Santiago – Virginia Carreon – (10x12 portable shed);**  
20 **A request for a zoning permit to allow the applicant to install a 120 square foot portable shed at this**  
21 **address. Zoned: Historical Residential (HR), Moved by Commissioner Salas, Seconded by**  
22 **Commissioner Nevarez.**

23

24 Commissioner Nevarez asked if pervious and impervious requirements were discussed and is this following  
25 the town code.

26

27 Commissioner Salas responded that was not discussed; referred to drawing.

28

29 Mayor Barraza stated the door will be brown.

30

31 **Roll Call Vote:** Motion passed (summary: Yes =3).

32 Chairperson Lucero Yes

33 Commissioner Nevarez Yes

34 Commissioner Salas Yes

35

36 3. 200 Capri Road – Jeanne Medina – (wood and metal fence around property); A request for a  
37 zoning permit to allow the applicant to construct a wood and metal fence around a property  
38 at this address. Zoned: Residential (one-acre minimum lot size) (R1)

39 Mayor Barraza reviewed the application for 200 Capri Rd.

40 **Motion: To approve application for 200 Capri Road – Jeanne Medina – (wood and metal fence around**  
41 **property); A request for a zoning permit to allow the applicant to construct a wood and metal fence**  
42 **around a property at this address. Zoned: Residential (one-acre minimum lot size) (R1), Moved by**  
43 **Commissioner Salas, Seconded by Commissioner Nevarez.**

44

45 Commissioner Nevarez stated the chain link fence will be replaced with corrugated tin.

46

47 Chairperson Lucero stated this application came before the Architectural Style Committee and all requirements  
48 were in compliance.

49

50 **Roll Call Vote:** Motion passed (summary: Yes =3).

51 Chairperson Lucero Yes

52 Commissioner Nevarez Yes

1 Commissioner Salas Yes

2

3 4. 2780 Buena Vista – William Jensen – (privacy wall to enclosed front courtyard); A request  
4 for a zoning permit to allow the applicant to build a privacy wall to enclose front courtyard.

5 Zoned: Rural Farm (RF)

6 Mayor Barraza reviewed application for 2780 Buena Vista.

7 **Motion: To approve application for 2780 Buena Tierra Ct – William Jensen – (privacy wall to enclose**  
8 **front courtyard); A request for a zoning permit to allow the applicant to build a privacy wall to enclose**  
9 **front courtyard with correction to address, Zoned: Rual Farm (RF), Moved by Commissioner Nevarez,**  
10 **Seconded by Commissioner Salas.**

11

12 Commissioner Nevarez asked what the color will be.

13

14 Mr. Jensen stated the correct address is 2780 Buena Tierra Ct. The color will be tan stucco the same as the  
15 house.

16

17 Commissioner Nevarez noted the address correction to the application.

18

19 Mayor Barraza responded that will be amended.

20

21 **Roll Call Vote:** Motion passed (**summary:** Yes =3).

22 Chairperson Lucero Yes

23 Commissioner Nevarez Yes

24 Commissioner Salas Yes

25 5. McBe Partners, LLC – 2410 Calle de Parian – (parking); A request for a zoning permit  
26 to allow renovation of the parking lot at this address. Zoned: Historical Commercial  
27 (HC)

28 Mayor reviewed application for 2410 Calle de Parian. Mr. Maese asked for clarification on the ADA parking.

29 **Motion: To approve application for McBe Partners, LLC – 2410 Calle de Parian – (parking); A request**  
30 **for a zoning permit to allow renovation of the parking lot at this address. Zoned: Historical**  
31 **Commercial (HC), Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**

32

33 Commissioner Nevarez stated this will not have any impact on the building and asked if the existing adobe  
34 corner wall is historical.

35

36 Mayor Barraza stated CID will look into those questions and concerns.

37

38 Ms. Hutchinson stated that wall is not historical. The windows will be refurbished, trims will be painted, and  
39 parking lot bricks will be replaced.

40

41 Chairperson Lucero asked if the corner wall is included.

42 Ms. Hutchinson responded this application is only for window refurbishing, painting and replacing parking lot  
43 bricks.

44 Commissioner Nevarez stated he wants to amend the motion to read PZHAC is approving the application for  
45 A, D and E only.

46

47 **Amended Motion: To approve application for McBe Partners, LLC – 2410 Calle de Parian – (parking);**  
48 **A request for a zoning permit to allow renovation of the parking lot at this address – items 4A, 4D, and**

1 **4E only. Zoned: Historical Commercial (HC), Moved by Commissioner Salas, Seconded by**  
2 **Commissioner Nevarez.**

3  
4 **Amended Motion Roll Call Vote:** Motion passed (summary: Yes =3).

5 Chairperson Lucero Yes

6 Commissioner Nevarez Yes

7 Commissioner Salas Yes

8  
9 **Original Roll Call Vote:** Motion passed (summary: Yes =3).

10 Chairperson Lucero Yes

11 Commissioner Nevarez Yes

12 Commissioner Salas Yes

13  
14 6. 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for a zoning permit to  
15 replace 2 windows. Zoned: Residential One Acre (R1)

16 Mayor Barraza reviewed application for 3037 Los Arenales.

17 **Motion: To approve application for 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for**  
18 **a zoning permit to place 2 windows. Zoned: Residential One Acre (R1), Moved by Commissioner**  
19 **Nevarez, Seconded by Commissioner Salas.**

20  
21 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

22 Chairperson Lucero Yes

23 Commissioner Nevarez Yes

24 Commissioner Salas Yes

25  
26 7. Richard Moreno – 2185 Calle de Guadalupe – (replace front door); A request for zoning  
27 permit to replace front entrance exterior door with a new door. Zoned: Historical  
28 Residential (HR)

29 Mayor Barraza reviewed application for 2185 Calle de Guadalupe.

30  
31 **Motion: To approve application for 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for**  
32 **a zoning permit to place 2 windows. Zoned: Residential One Acre (R1), Moved by Commissioner Salas,**  
33 **Seconded by Commissioner Nevarez.**

34  
35 Commissioner Nevarez asked if the replacement door has glass.

36  
37 Chairperson Lucero responded it is frosted glass.

38  
39 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

40 Chairperson Lucero Yes

41 Commissioner Nevarez Yes

42 Commissioner Salas Yes

43 **Business Permits**

44 1. \*2488 Calle de Guadalupe – Business License for Arbol de la Vida Psychological Services,  
45 LLC - Virginia Longoria  
46 Mayor Barraza reviewed the application for 2788 Calle de Guadalupe – Business License.

47  
48 **Motion: To approve application for 2488 Calle de Guadalupe – Business License for Arbol de la Vida**  
49 **Psychological Services, LLC – Virginia Longoria, Moved by Commissioner Nevarez, Seconded by**  
50 **Commissioner Salas.**

51  
52 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

1 Chairperson Lucero Yes  
2 Commissioner Nevarez Yes  
3 Commissioner Salas Yes

4  
5 **VI. PZHAC/STAFF COMMENTS**

6 Commissioner Nevarez stated he asked questions to ensure clarification since he is not part of the Architectural  
7 Style Committee. He asked about the summary sheet which Mr. Shannon prepared before their meetings.

8  
9 Mayor Barraza responded she will look into preparing a summary sheet. She is looking at filling the position  
10 by August. Residents interested in serving on the PZHAC may submit a letter of interest. She does not see  
11 PZHAC meeting until August due to lack of a quorum. She is looking at changing the format for the  
12 Architectural Style Committee where they will only look at Historical Residential and Commercial  
13 applications. Also, having Mr. Maese and Community Development Coordinator review the application  
14 packets to ensure they are complete before moving forward to placing them on the agenda.

15  
16 Commissioner Nevarez asked if the Architectural Style Committee is subject to the Open Meeting Act.

17  
18 Mayor Barraza responded no.

19  
20 Commissioner Nevarez stated we need to make the process user friendly for all.

21 Mayor Barraza responded this should make things more timely and more efficient.

22 **VII. ADJOURNMENT**

23 **The PZHAC of the Town of Mesilla unanimously agreed to adjourn the meeting. (Summary: Yes-3)**

24  
25 **MEETING ADJOURNED AT 3:10 P.M.**

26  
27 **APPROVED THIS 7TH DAY OF SEPTEMBER, 2021.**  
28  
29  
30